



The Columbia County Board of Commissioners appoints the Planning Commission. One of its purposes is to conduct public hearings relating to planning and zoning. The information gathered at this public hearing and the recommendations of the Planning Commission are forwarded to the Board of Commissioners. The Board of Commissioners takes the final action on matters presented to them based on information from the public hearing, the recommendation of the Planning Commission and debate among the Board at the Commission meeting. Anyone desiring to speak before the Planning Commission is limited to 10 minutes. If a group wishes to speak, one person must be designated to speak for the group.

#### **Call to Order**

Invocation

Pledge of Allegiance

Quorum (80%)

#### **Approval of Minutes for March 17, 2005**

**Deanne Hall moved to approve the minutes of March 17, 2005; Dean Thompson seconded the motion. Motion carried 4-0.**

#### **Reading of the Agenda**

#### **Approval of the Agenda**

**Tony Atkins moved to approve the agenda adding one additional item, the preliminary plat of Ashbrooke Section II; Deanne Hall seconded the motion. The revised agenda was approved 4-0.**

**Chairman Thigpen**

Dean Thompson

Tony Atkins

Chairman Thigpen

**Chairman Thigpen**

**Director Browning**

**Chairman Thigpen**



Final Plat

Director Browning/Staff

1. **Highlands Phase V at Ivy Falls Plantation**, located on the northeast side of Chamblin Road, north of I-20, in Ivy Falls Plantation, zoned PUD (Planned Unit Development) 12.08 acres, 89 units. *Commission District 3*
2. **Bayview, Phase III** located on the north side of Southern Pines Drive, southwest of Fury's Ferry Road, in the Bayview and Bayhill development, zoned PUD (Planned Unit Development) 8.65 acres, 40 units. *Commission District 1*
3. **Bishops Court**, located in Riverwood Plantation on the north east side of Washington Road, zoned PUD (Planned Unit Development) 71.11 acres, 95 lots. *Commission District 3*

**Dean Thompson moved to approve the final plats for Highlands Phase V at Ivy Falls Plantation, Bayview Phase III, and Bishops Court. Deanne Hall seconded the motion. Motion carried 4-0.**

Preliminary Plat

Director Browning/Staff

4. **Kiokee Ridge, Section 4, Phase 2**, located at the end of Bent Creek Drive on the north side of William Few Parkway, zoned R-A (residential-agriculture), 9.41 acres, 2 lots. *Commission District 3*
5. **Bartram Trail Section II**, located on the north side of Columbia Road, east of William Few Parkway, zoned PUD (Planned Unit Development), +/- 16 acres, 45 lots. *Commission*

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*District 3*

6. Chamblin Ridge II, located on Chamblin Road, south of Columbia Road, zoned R-2 RCO (single family residential with a Residential Cluster Overlay) +/- 23 acres, 65 lots *Commission District 3*

7. Mill Branch Section II, located on end of Coreley Circle, zoned PUD (Planned Unit Development), 15.15 acres, 70 lots *Commission District 4*

8. Woodlief Section III, located on the north side of Hereford Farm Road at the end of Wells Drive, zoned R-1(RCO), 46.66 acres, 70 lots *Commission District 3*

Deanne Hall moved to approve the preliminary plats for Kiokee Ridge Section 4 Phase 2, Bartram Trail Section II, Chamblin Ridge II, Mill Branch Section II, Woodlief Section III, and Ashbrooke Section II. The motion stipulated that Kiokee Ridge and Chamblin Ridge would require NRCS approval before construction is authorized. The motion also included the requirement that homes in Bartram Trail Section II facing one way streets include a front porch that is at least five feet deep. Dean Thompson seconded the motion. The motion carried 4-0.

Zoning

Director Browning/Staff

9. RZ 05-04-02, request to amend existing PUD at the Bi-Low center to include additional space for retail and allow for sit-down style and fast food restaurants, Tax Parcel 078 178A, located



at 400 Fury's Ferry Road. *Commission District 1*

Deanne Hall moved and Tony Atkins seconded the motion to close the public hearing, to include all departmental comments, and approve the PUD amendment for RZ 05-04-02 to allow two 12,000 square foot buildings and with the requirement for planted buffers along the sides of the development facing Fury's Ferry Road and Park Lane.

Tony Atkins moved to amend the previous motion to include the allowance of both sit down and fast food restaurants within the PUD. Ron Thigpen seconded and the amended motion carried 4-0.

10. RZ 05-04-03, request to rezone from R-2 (single-family residential) to C-2 (general commercial) Tax Parcel 072A 161, 2 acres located at 8108 Sir Galahad Drive. *Commission District 3*  
Dean Thompson moved and Tony Atkins seconded the motion to close the public hearing and approve RZ 05-04-03 with all departmental comments including no commercial access to or from the adjacent residential subdivision streets, use of property must be in conjunction with larger C-2 parcel, buffer width of 20 feet adjacent to all residentially zoned properties, submission of a new plat for sale of property, and execution of sales contract with owner of adjacent larger C-2 property. Motion carried 4-0.

11. RZ 05-04-04, request to rezone from R-2 (single-family residential) to PUD (planned unit



development) Tax Map 081A Parcels 027A and 028, 15.98 acres located on the east side of Fury's Ferry Road at the intersection of Fury's Ferry Road and Evans to Locks Road.

*Commission District 1*

**Tony Atkins moved and Ron Thigpen seconded the motion to close the public hearing and approve RZ 05-04-04. The motion failed by a vote of 2 for (Atkins and Thigpen) and 2 against (Thompson and Hall).**

12. **Sign Ordinance text amendment**, to amend permitted areas for wall signs, certain provisions for official flags, and to establish a general sign overlay district at two interchange locations.  
**Dean Thompson moved and Deanna Hall seconded the motion to close the public hearing and approve the sign ordinance text amendment. The motion carried 4-0.**
13. **Corridor Protection Overlay text amendment, to establish provisions for an overlay district.**  
**Deanna Hall moved and Dean Thompson seconded the motion to close the public hearing and approve the corridor protection overlay text amendment. The motion carried 3 for and 1 (Atkins) against.**
14. Development plans Director Browning/Staff  
**PUD Amendment, for High Meadows, a PUD approved by the Planning Commission on September 16, 2004**



Dean Thompson moved and Deanna Hall seconded the motion to approve the revision of the High Meadows PUD to remove property purchased by Columbia County. Motion carried 4-0.

15. Carriage Hills development plan, to determine what points of connectivity will occur between Carriage Hills subdivision and Evans to Locks Road  
After considerable discussion all commissioners expressed the opinion that the subdivider is expected to provide a second street connection prior to moving forward with additional sections of Carriage Hills Subdivision.

Items Added Director Browning/Staff  
16. Ashbrooke, Section II, Preliminary Plat, located on the north side of Chamblin Road, north of I-20, zoned R-2 RCO, 6.47 acres, 25 lots, Commission District 3

Staff Comments Director Browning/Staff  
None  
Public Comments Chairman Thigpen  
None  
Adjourn Chairman Thigpen

There being no further business, the meeting adjourned at 9:23 p.m.



Columbia County Planning Commission	
Commission District and Commissioners	Planning Commissioner
Ron C. Cross, Chairman	Ron Thigpen, Chairman
District 1 [Stephen Brown]	Tom Sprague, Vice Chairman
District 2 [Tommy Mercer]	Dean Thompson
District 3 [Diane Ford]	Deanne Hall
District 4 [Lee Anderson]	Tony Atkins





## Meeting Schedule: April 2005

Board/Commission	Date	Time	Location
Planning Commission	March 31, 2005	6:30 PM	Evans Government Center Auditorium
Growth Management Update Steering Committee	April 11, 2005	6:00 PM	Evans Government Center Auditorium
Board of Commissioners	April 19, 2005	6:30 PM	Evans Government Center Auditorium
Planning Commission	April 21, 2005	6:30 PM	Evans Government Center Auditorium
Planning & Engineering Services Committee	April 25, 2005	3:30 PM	General Conference Room, Building A

Items going forward to the Board of Commissioners on this agenda will be heard on **Tuesday, April 19, 2005** at 6:30 PM in the Evans Government Center Auditorium. Anyone desiring to speak at the Board of Commissioners must call (706) 868-3379 before noon on Friday, April 15, 2005 to place their name on the agenda for presentation.